

MOTION BY SUPERVISOR ZEV YAROSLAVSKY

November 5, 2014

The Menorah Housing Foundation (MHF) owns and manages 1,221 affordable apartments for very low-income seniors in the County of Los Angeles. MHF plans to rehabilitate its existing 51-unit affordable housing development at 19206 Sherman Way in the City of Los Angeles, known as Menorah House.

Menorah House was constructed in 1977 and has been owned and managed by MHF since 1979. The development serves seniors earning less than 50% of Area Median Income. Under a HUD-approved Housing Assistance Payments contract that was renewed until 2031, Menorah House will continue to serve very low-income seniors paying only 30% of their income toward rent.

Menorah House has been well maintained, but because it is more than 35 years old, it requires significant capital improvements to replace major building systems (i.e. elevator, plumbing, electrical, HVAC), install an updated fire suppression system, and improve energy efficiency and water conservation.

The County of Los Angeles desires to assist the Menorah Housing Foundation with the rehabilitation of this property, which serves very low-income seniors in the Reseda area of the City of Los Angeles, in the Third Supervisorial District. The

MOTION

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rehabilitation will be partially funded with proceeds from the 2009 sale to Menorah Housing Corporation of the County-owned property located at 10961 Pico Boulevard in Los Angeles.

**I, THEREFORE, MOVE** that the Board of Supervisors, acting as the Board of Commissioners of the Community Development Commission:

1. Authorize the Executive Director, or his designee, to execute all necessary documents to grant up to \$320,770 to the Menorah Housing Foundation, for the Menorah House Rehabilitation Project, with sale proceeds from the County-owned property located at 10961 Pico Boulevard in Los Angeles.
2. Authorize the Executive Director, or his designee, to incorporate up to \$320,770 into the Commission's approved Fiscal Year 2014-2015 budget for this purpose.

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